

**REGULAR AND JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
OF
TUESDAY, OCTOBER 26, 1993**

The meeting was called to order at 10:00 a.m.

Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Behr,
Stallings, McCarty, Vargas
Excused: Chair Golding, Members Hartley, Roberts,
Wolfsheimer
Secretary: Charles Abdelnauer

Meeting adjourned at 12:00

Meeting reconvened at 2:05 p.m.

Meeting adjourned at 5:35 p.m.

Meeting reconvened at 5:40 p.m. with Members Stevens, Behr, Stallings, McCarty and Vargas present. Members Hartley, Roberts and Wolfsheimer absent.

Item 1. Adopt resolution approving College Community Redevelopment Project:

- A. Certifying the Final Environmental Impact Report for the College Community Redevelopment Plan, making certain findings regarding the Environmental Impacts of proposed Redevelopment Project, adopting reporting and mitigation monitoring program, adopting statement of overriding considerations
- B. Approving an Ordinance that adopts the proposed College Community Redevelopment Plan and Report to Council pertaining thereto.

Companion Joint Public Hearing with City Council, Item 601:

Two actions related to the College Community Redevelopment Project.

Adopt resolution in Subitem A, and introduce the ordinance in Subitem B:

Subitem A: (R-94-122 Cor. Copy)
Certifying the final Environmental Impact Report for the College Community Redevelopment project; making certain findings regarding the environmental impacts of the

proposed Redevelopment project; adopting a Reporting and Monitoring Program and adopting a Statement of Overriding Considerations.

Subitem B: (0-94-10)
Approving and adopting the Redevelopment Plan for the College Community Redevelopment Project.

Companion Council Item 337:

Adopting Written Findings regarding the College Community Redevelopment Project.

Motion by McCarty to continue to November 16, 1993

Motion was seconded

Vote: 5 to 0

Companion Council Item 338:

Allocating certain Tax Revenues from the proposed College Community Redevelopment Project to the City of San Diego.

Motion by McCarty to approve

Second by Member Stallings

Vote: 4 to 1. Member Wolfsheimer voting nay.

ADOPTED AS COUNCIL RESOLUTION NO. R-282906

- Item 2.** Resolution approving the proposed Disposition and Development Agreement with Housing Opportunities, Inc. for the rehabilitation of the Mason Hotel to provide 26 single-room-occupancy units (plus one manager's unit) for graduates of Vista Hill Community Treatment Systems' mental health programs in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project; and adopting a resolution determining that the use of funds from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund for rehabilitation of the Mason Hotel will be of benefit to the Redevelopment Project.

Companion Council Item 602:

Proposed Disposition and Development Agreement for the Mason Hotel.

Adopt the following resolution: (R-94-551)
Approving the sale of certain property in the Centre City Redevelopment Project Area to Housing Opportunities, Inc.;

Approving the Disposition and Development Agreement;

Making certain findings with respect to the sale;

Determining that the use of funds from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund to pay toward the cost of implementing the housing under the Disposition and Development Agreement will be of benefit to the Horton Plaza Redevelopment Project.

Motion by McCarty to approve

Second by Stevens

Vote: 5-0

ADOPTED AS RESOLUTION NO. 2304

COMPANION COUNCIL ITEM 602 ADOPTED AS COUNCIL RESOLUTION R-282918

Item 3. Resolution approving disposition and development Agreement and Basic Concept/Schematic Drawings for Bridgeworks-Gaslamp Quarter Sub Area of the Centre City Redevelopment Project.

- A. That the Redevelopment Agency has reviewed and considered the Master Environmental Impact Report, the Supplemental to the Master Environmental Impact Report, and the Environmental Impact Secondary Study with respect to the proposed Disposition and Development Agreement with Harbor Fifth Associates;
- B. Approving the proposed Disposition and Development Agreement with Harbor Fifth Associates; and
- C. Approving the Basic Concept/Schematic Drawings for Bridgeworks, subject to the Conditions of Approval contained in Exhibit A.

Companion Council Item 603

Three actions related to the Disposition and Development Agreement and Height Exception of up to 12 feet for Bridgeworks-Gaslamp Quarter.

Adopt the following resolutions:

Subitem A: (R-94-561)

Certifying that the Council has reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, the

supplement to the Master Environmental Impact Report with respect to the T.M. Cobb Warehouse, and the Secondary Study with respect to the proposed Disposition and Development

Agreement between the Redevelopment Agency and Harbor Fifth Associates;

Making certain finding and determinations regarding environmental impacts of the development.

Subitem B: (R-94-562)

Approving the sale of property in the Centre City Redevelopment Project area to Harbor Fifth Associates;

Approving the Disposition and Development Agreement;

Making certain findings with respect to such sale.

Subitem C: (R-94-563)

Approving the height exception of up to 125 feet for the development of Bridgeworks, on a site of approximately 40,000 square feet bounded by Fourth, Fifth and K Streets and the Bayside Trolley right-of-way, in the Gaslamp Quarter Historic District, with a condition that the project conform to the maximum floor area ratio, set back and other requirements in Section 103.0407(A) (2) (g) of the San Diego Municipal Code.

Pam Hamilton gave the staff report.

Cecelia Contini and Mr. Milch spoke in favor of this item.

Paul Johnson, Vice President for Save our Heritage, speaking in opposition, believed this would benefit only one single developer and asked that the Council not approve the request.

Motion by Stallings to approve this request

Second by Stevens

Vote: 5-0

**ADOPTED AS RESOLUTIONS NO. 2305, 2306 AND 2307
COMPANION COUNCIL ITEM 603 ADOPTED AS COUNCIL RESOLUTIONS
NO. R-282919, 282920, 282921**

Item 4. Resolution approving the Fiscal Year 1993 Financial Statements of Centre City Development Corporation; receiving the Fiscal year 1993 Audited Financial Statements of Centre City Development Corporation.

October 26, 1993

- Item 5.** Resolution Amending Agreement to Rehabilitation Loan Agreement - YWCA of San Diego - Expansion Sub Area of Centre City Redevelopment Project, approving the proposed Amendment Agreement to rehabilitation Loan Agreement with the YWCA of San Diego for the facility at 1012 "C" Street in the Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project.


Motion by Stallings to approve Items 4 and 5

Second by Stevens

Vote: 5-0

ADOPTED AS RESOLUTIONS NO. 2308 and 2309

The meeting was adjourned at 7:05 p.m. to the next regular meeting of November 16, 1993.


Secretary of the Redevelopment Agency
of the City of San Diego, California